| 052.0 | 0001 | 0020.D | 1 of 1 | ARLINGTON |
|---|---|---|---|---|
| Map | Block | Lot | CARD | |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 80,600 | / | 80,600 |
| USE VALUE: | 80,600 | / | 80,600 |
| ASSESSED: | 80,600 | / | 80,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 0 | LOT | MILL BROOK DR, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | HIGHROCK CHURCH INC |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 735 MASS AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | COUGHLIN ARTHUR F TRS--ETAL - |
| Owner 2: | COUGHLIN ROBERT J - |
| Street 1: | 14 INDIAN HILL |
| Twn/City: | WOBURN |
| St/Prov: | MA Cntry: |
| Postal: | 01801 |

## NARRATIVE DESCRIPTION

This Parcel contains 1,460 Sq. Ft. of land mainly classified as Other

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | I | INDUSTRIA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 962 | 1460.000 | | 3,700 | 76,900 | 80,600 |
| Total Card | 0.034 | | 3,700 | 76,900 | 80,600 |
| Total Parcel | 0.034 | | 3,700 | 76,900 | 80,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 35857
GIS Ref:
GIS Ref:
Insp Date: 10/01/18

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 052.0-0001-0020.D

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 337 | FV | | 3700 | 1,460. | 75,700 | 79,400 | 79,400 | Year End Roll | 12/18/2019 |
| 2019 | 337 | FV | | 3800 | 1,460. | 70,600 | 74,400 | 74,400 | Year End Roll | 1/3/2019 |
| 2018 | 337 | FV | | 3800 | 1,460. | 63,000 | 66,800 | 66,800 | Year End Roll | 12/20/2017 |
| 2017 | 337 | FV | | 3800 | 1,460. | 55,500 | 59,300 | 59,300 | Year End Roll | 1/3/2017 |
| 2016 | 337 | FV | | 3800 | 1,460. | 41,600 | 45,400 | 45,400 | Year End | 1/4/2016 |
| 2015 | 337 | FV | | 4000 | 1,460. | 37,800 | 41,800 | 41,800 | Year End Roll | 12/11/2014 |
| 2014 | 337 | FV | | 4000 | 1,460. | 37,800 | 41,800 | 41,800 | Year End Roll | 12/16/2013 |
| 2013 | 337 | FV | | 4000 | 1,460. | 37,800 | 41,800 | 41,800 | | 12/13/2012 |

!4312!

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 19:20:49 |

## LAST REV

| Date | Time |
|---|---|
| 05/26/20 | 11:29:23 |

mmcmakin

4312

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 35857 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| COUGHLIN ARTHUR | 62546-250 | | 8/29/2013 | Mult Lots | 1,230,000 | No | No | | |
| | 12803-365 | | 1/1/1901 | Family | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/4/2008 | 877 | Inter-De | 69,200 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/1/2018 | Meas/Inspect | PH | Patrick H |
| 3/19/2009 | Meas/Inspect | 197 | PATRIOT |
| 1/1/1919 | | | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 962 | Other | | 1460 | 12,720 | Sq. Ft. | Site | | 0 | 30.5 | 1.73 | CA | | | | | | | | | 76,919 | | | | | | 76,900 | |

Total AC/HA: 0.03352 | Total SF/SM: 1460 | Parcel LUC: 962 | Other | Prime NB Desc: COMM AVG | Total: 76,919 | Spl Credit | Total: 76,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | | | |
| Sty Ht: | | | |
| (Liv) Units: | | Total: | |
| Foundation: | | | |
| Frame: | | | |
| Prime Wall: | | | |
| Sec Wall: | | | % |
| Roof Struct: | | | |
| Roof Cover: | | | |
| Color: | | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | | | |
| Year Blt: | | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | | | |
| Prim Int Wall | | | |
| Sec Int Wall: | | | % |
| Partition: | | | |
| Prim Floors: | | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | | | |
| Insulation: | | | |
| Int vs Ext: | | | |
| Heat Fuel: | | | |
| Heat Type: | | | |
| # Heat Sys: | | | |
| % Heated: | | % AC: | |
| Solar HW: | | Central Vac: | |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | | Rating: | |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | | Rating: | |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV | - Average | 0.0 % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | | 0 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | |
| Size Adj.: | 1.00000000 |
| Const Adj.: | 16.0000000 |
| Adj $ / SQ: | |
| Other Features: | 0 |
| Grade Factor: | |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 0 |
| Depreciation: | 0 |
| Depreciated Total: | 0 |

## COMMENTS

PARKING FOR HOLOVAK AND COUGHLIN, FACTOR W/LOT 19.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | # Units: |
|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | | BRs: | | Baths: | | | HB | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| | | | |
| Totals | | | |

## SKETCH

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 0.00 |
| Special Features: | 0 | Val/Su Net: | |
| Final Total: | 0 | Val/Su SzAd | |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| | | | | |

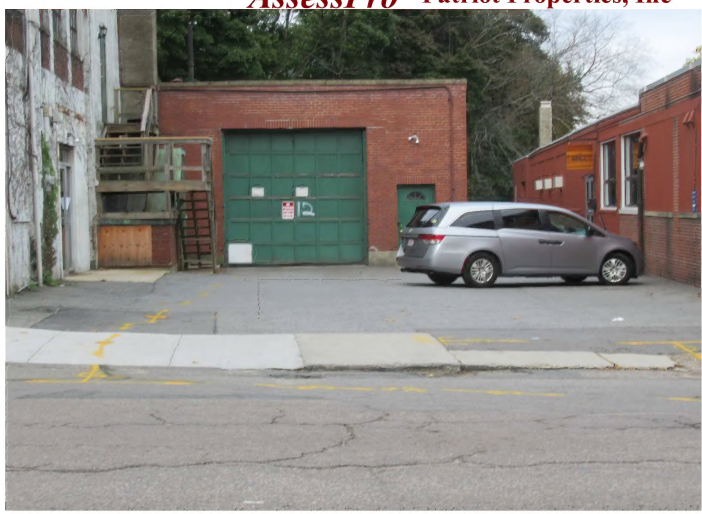
| | | | | |
|---|---|---|---|---|
| Net Sketched Area: | | Total: | | |
| Size Ad | | Gross Are | | FinArea |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc



## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 052.0-0001-0020.D

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 85 | Paving | D | Y | 1 | 1200 | A | AV | 1990 | 4.00 | T | 23.2 | 962 | | | 3,700 | | | 3,700 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 3,700 | Total Special Featues: | | Total: | 3,700 |